

BROCHURE

Pilot Hill Meadows

58.09 Acres

Pilot Hill, California



Presented by

Jim Copeland



The Property

This 58 acres is a portion of the 304 acre Pilot Hill Ranch in Pilot Hill and is a separate legal parcel. It is located midway between the historic California gold rush towns of Placerville and Auburn and is approximately ¼ mile north of the intersection of Highway 49 and Rattlesnake Bar Rd. The property fronts Highway 49 and has deeded access. Power and phone service are available on the property. Public water is available and the owner has purchased a domestic water meter for installation at a later date.



Approximately 50% of the land is open, gently sloping grazing land and the remainder is rolling woods and a hilltop building site. Most of the land is south facing and receives full sunlight for solar energy alternatives. The property is currently leased to a local cattle rancher for winter grazing from December through May.

At an average elevation of 1,400 feet, it is below the snow line but above the fog. Occasional dustings of snow can occur several times per year but will usually melt within a day or so. Much of the land is accessible by a standard 4WD vehicle. The property is partially fenced.

The land is in the Georgetown Public Utility District. In addition to the domestic water meter, an irrigation canal flows through the property for five months per year and the new owner may also be allowed by GPUD to purchase irrigation water for a fee once the current drought restrictions are lifted, subject to district rules and regulations. In addition, the ranch is located in a good well area and

wells could be drilled to undertake hobby farming, increased grazing or to plant a vineyard.

El Dorado County indicates that approximately 50% of the parcel would be suitable for growing wine grapes. Copies of the soils report and a well survey of the area are available from the listing broker. El Dorado County has become increasingly popular in recent years for the quality of its varietal grapes and award-winning wines that have won the attention of Napa Valley wineries.

Wildlife is abundant on the ranch with deer, wild turkey, bear, coyotes, fox, quail and doves.



Tax Assessor's Parcel Number

071-051-57. The property is in Section 31, Township 12 North, Range 9 East of the Mount Diablo Base and Meridian.

Zoning

On December 15, 2015 the El Dorado County Board of Supervisors approved a Zoning Ordinance Update which rezoned and brought a number of parcels throughout the county into compliance with the adopted General Plan of 2004. The zoning takes effect on January 16, 2015. As a result, the zoning on this ranch parcel was established as RE-5 (Estate Residential, 5 acre minimum), which might allow dividing the land into smaller parcels in the future.

The property may have appeal to a developer of rural country estates. The topography, location, infrastructure and access features are favorable for such use. This zoning would allow for the construction of a main home of any size and

second dwelling unit of up to 1,600 square feet on the existing parcel. The zoning would also permit activities such as the production of wine grapes, operating an equestrian boarding facility and other agricultural activities. Buyers are encouraged to clarify the scope of their intended use of the property with the El Dorado County Planning Department.

The Location

The ranch is in the little town of Pilot Hill and fronts the “Gold Trail” Highway 49. Current access is via a deeded access to the two-lane highway through property owned by the Georgetown Public Utility District. The area is just four miles south of Cool. The Cool area is roughly midway between Placerville and Auburn on Highway 49. A large neighborhood market, restaurant, hardware supplies and gasoline are all available in Cool. Downtown Auburn and Interstate Highway 80 is roughly 20 minutes away for major shopping needs. Placerville is 30 minutes to the south. Sacramento International Airport is a little over an hour away from the ranch. The increasing popularity of the area to horse enthusiasts is noted below.



About El Dorado County...

El Dorado County is one of the most diverse, exciting and beautiful places you'll ever experience. From the rolling oak-studded foothills in the west to the rugged and forested Sierra Nevada Mountains in the east, you find everything from rivers and lakes to vineyards. The quality of life is second to none, from historical downtown Placerville to numerous ranches scattered throughout the county. The four seasons are mild, but distinct, and blue skies are commonplace.

El Dorado County is at the heart of California's Gold Rush country, often called the "Mother Lode." Folsom Lake and rolling foothills are on our western border with Sacramento County. Lake Tahoe and 10,000 foot mountain peaks are on the eastern border that we share with the State of Nevada. Within these borders are great rivers, lakes, gold mines, historic towns, incredible views and everything that nature has to offer.

Over 52% of the county is managed by the US Forest Service and Bureau of Land Management, with incredible recreational opportunities.

El Dorado County is just 30 miles east of Sacramento, California's State Capitol and only 40 miles west of Carson City, Nevada's State Capitol. San Francisco lies 125 miles to the west and Reno is a mere 50 miles to the northeast of the "Golden County." The county has many nice suburbs for those who need to commute to Sacramento during the week.



The center of the Western Slope is Placerville, the County Seat for El Dorado County. Sitting at an elevation of about 2,000 feet, where oak lands begin the transition into dense evergreen forests, the old section of town has been restored and offers great shopping. The City of Placerville owns and operates the Gold Bug Mine, the only gold mine in California that is open to visitors.

A number of nineteenth century houses in El Dorado County have been converted into bed and breakfast inns, providing visitors quaint, affordable lodging.

The town of Coloma, north of Placerville, is where gold was first discovered in California over 150 years ago. The Coloma Gold Discovery Site has been restored to its 1840's style and is a living museum. A little further north are the little towns of Pilot Hill and Cool, which have attracted the interest of equestrian enthusiasts because of the availability of public horse trails, reasonably priced and usable land, and annual events such as the 100-mile Tevis Cup endurance event.

The country roads in southern El Dorado County will lead you through the best Wine Country in the Sierras. The congeniality of our small wineries will make you feel as if you are visiting old friends!

East of Placerville is Camino, another historic community and home to popular "Apple Hill" where orchards and Christmas tree farms abound. This is a place to relax and take in the beauty...especially in the fall when the apples are ripe and autumn shows off its brilliance of colors.



Further east, the Sierras are home to logging industries, while providing great places to camp, hike, hunt, fish and ski. Lake Tahoe, the "mile high" lake is on our eastern border. On mountain peaks reaching over 10,000 feet high, you will find some of the best Alpine style skiing in the United States.

El Dorado County encompasses 1,711 square miles and is home to approximately 191,000 people.

Recreation

The ranch is in the heart of a recreation wonderland. Hiking and camping is available in nearby wilderness areas which are crossed by numerous streams. Beautiful and well-known Lake Tahoe is roughly 1 ½ hours from the ranch for fishing, boating, world class skiing and gambling. Rafting, kayaking and gold-panning on the nearby American River are also very popular and are an easy 15-minute drive from the ranch. Folsom Lake is just down the hill from this Sierra Nevada foothill area and offers swimming, sailing, water skiing and fishing. The American River in Sacramento is well known steelhead, shad and king salmon fishing.

There are a number of upper mountain lakes within an easy drive. For horse lovers and hikers, there are three public trail options within 10 minutes of the property: Cronan Ranch, Magnolia Trailhead and the Olmstead Loop. Nearby Georgetown has many miles of trails available for off-road motorcycles and quads.

Education

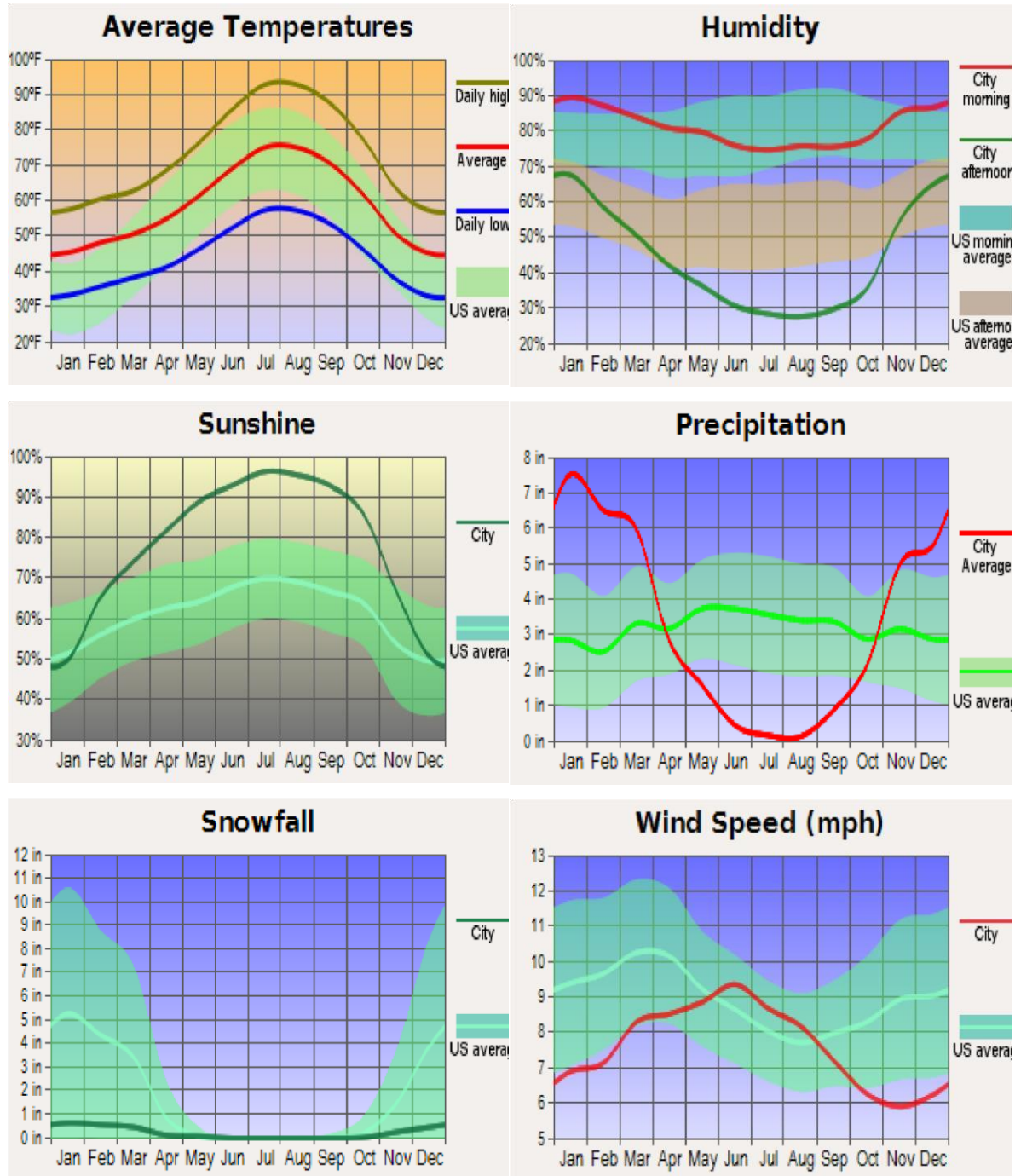
El Dorado County is comprised of 15 school districts with a total of 67 schools. 93% of the population has a High School diploma or higher while 31% have a Bachelor's degree or higher. Many of the schools in the county are highly rated.



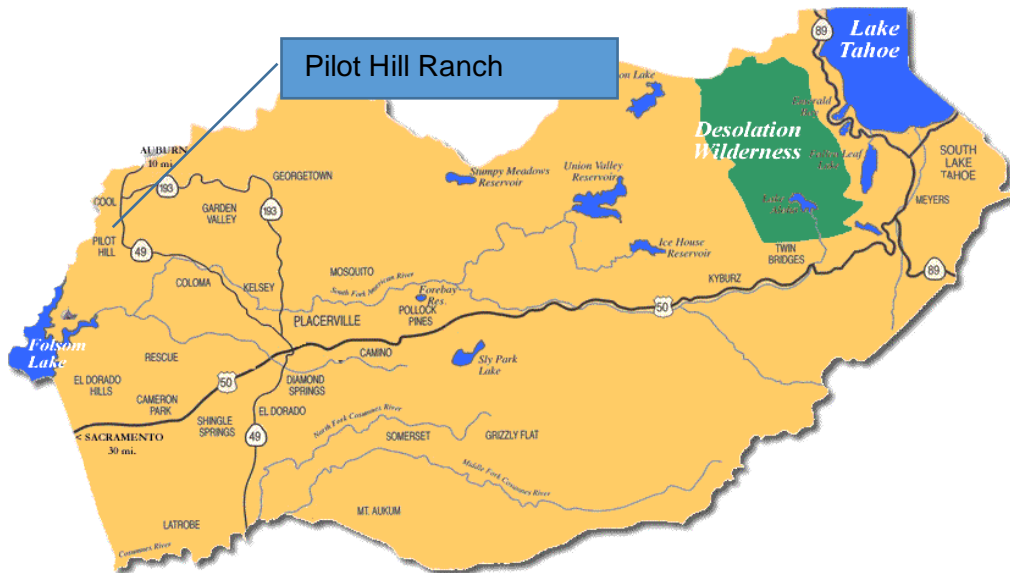
Economy

The Lake Tahoe area and its ski resorts are excellent sources of revenue for El Dorado County. Skiers from all over the world visit during the winter months. El Dorado County also has a largely agricultural economic base during the rest of the year. Apple orchards grow throughout the western and central parts of the county, and apple exports are a reliable source of seasonal income when the hustle and bustle of ski season ceases. The Sierra Nevada range provides additional economic stimulus through logging. Gold is still found in El Dorado County, lending a feeling of excitement to the area's economic environment.

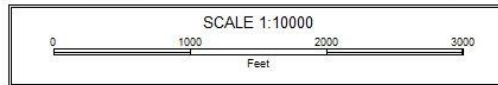
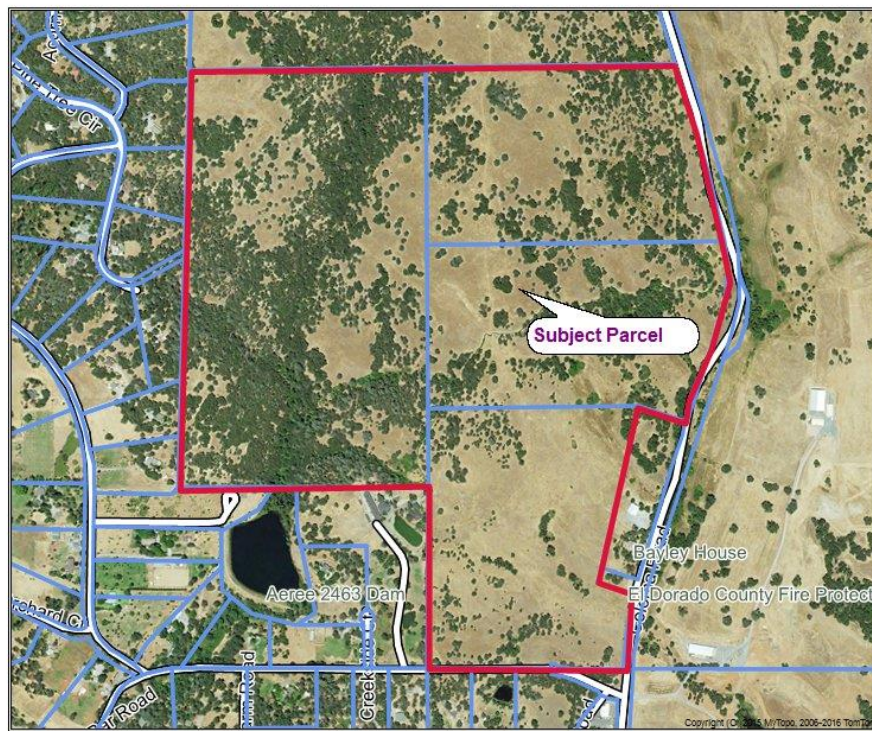
Climate of the Placerville Area



LOCATION MAP



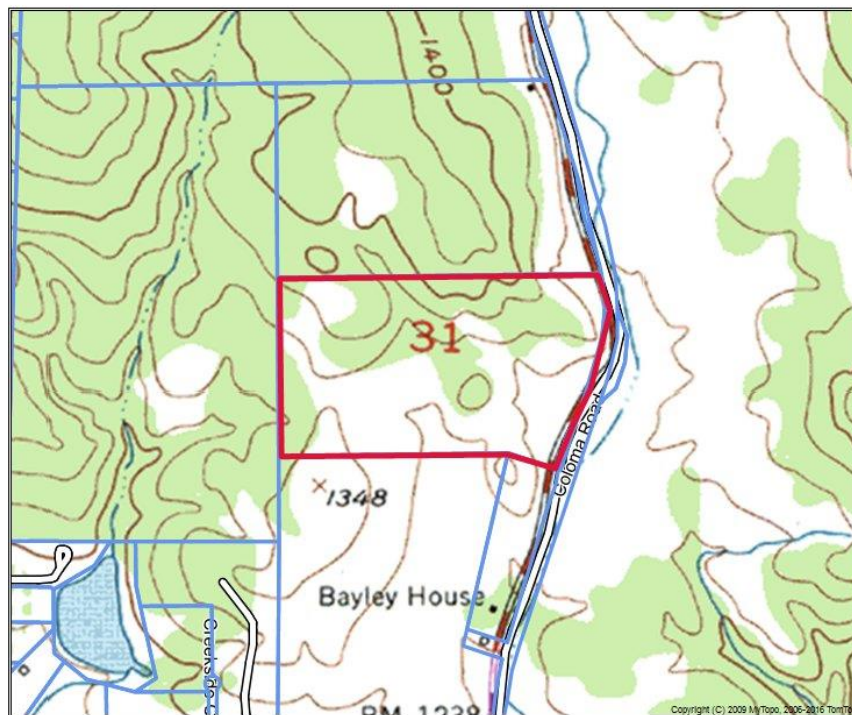
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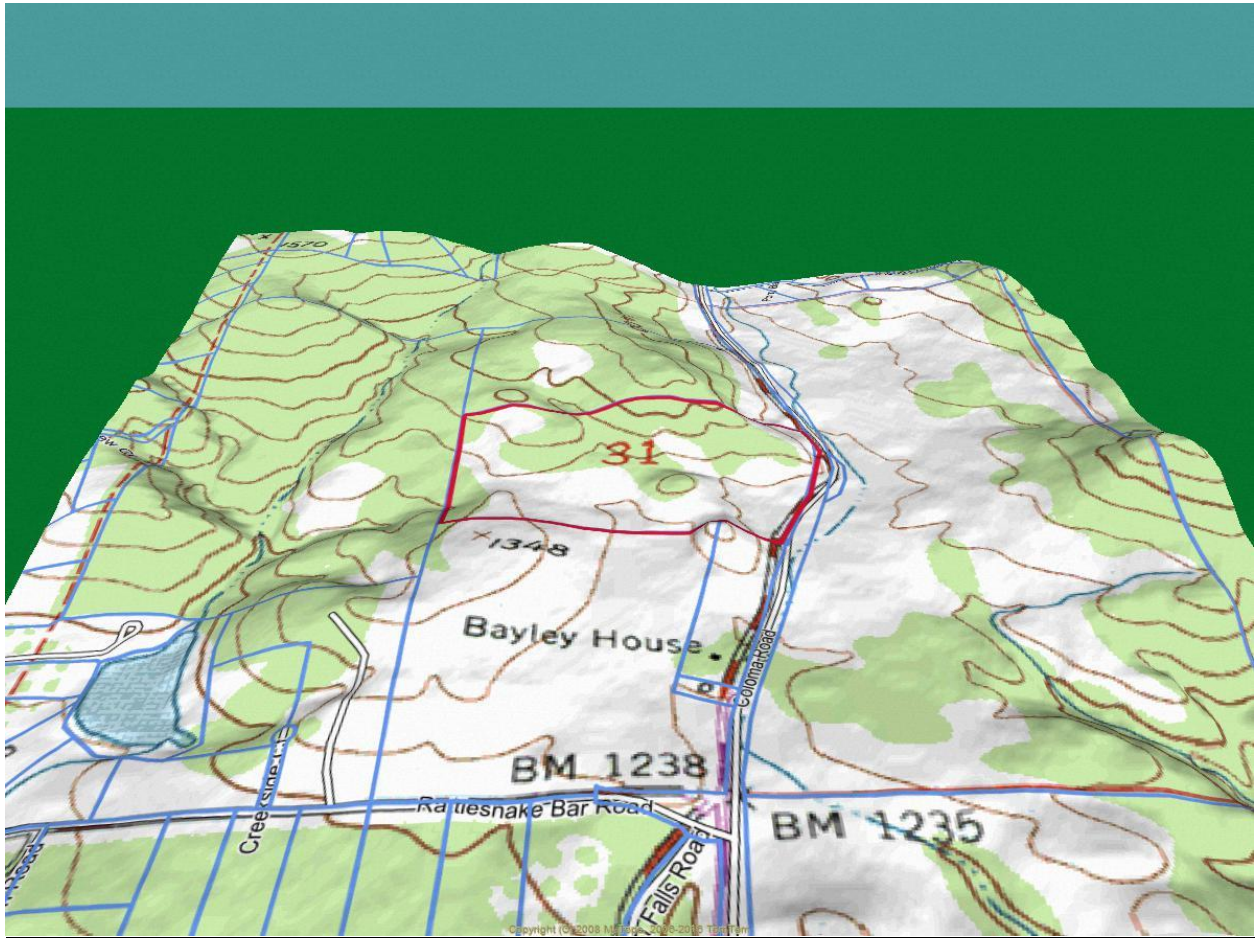
AERIAL 3-D MAP



USGS TOPOGRAPHICAL MAP



3-D TOPOGRAPHICAL MAP

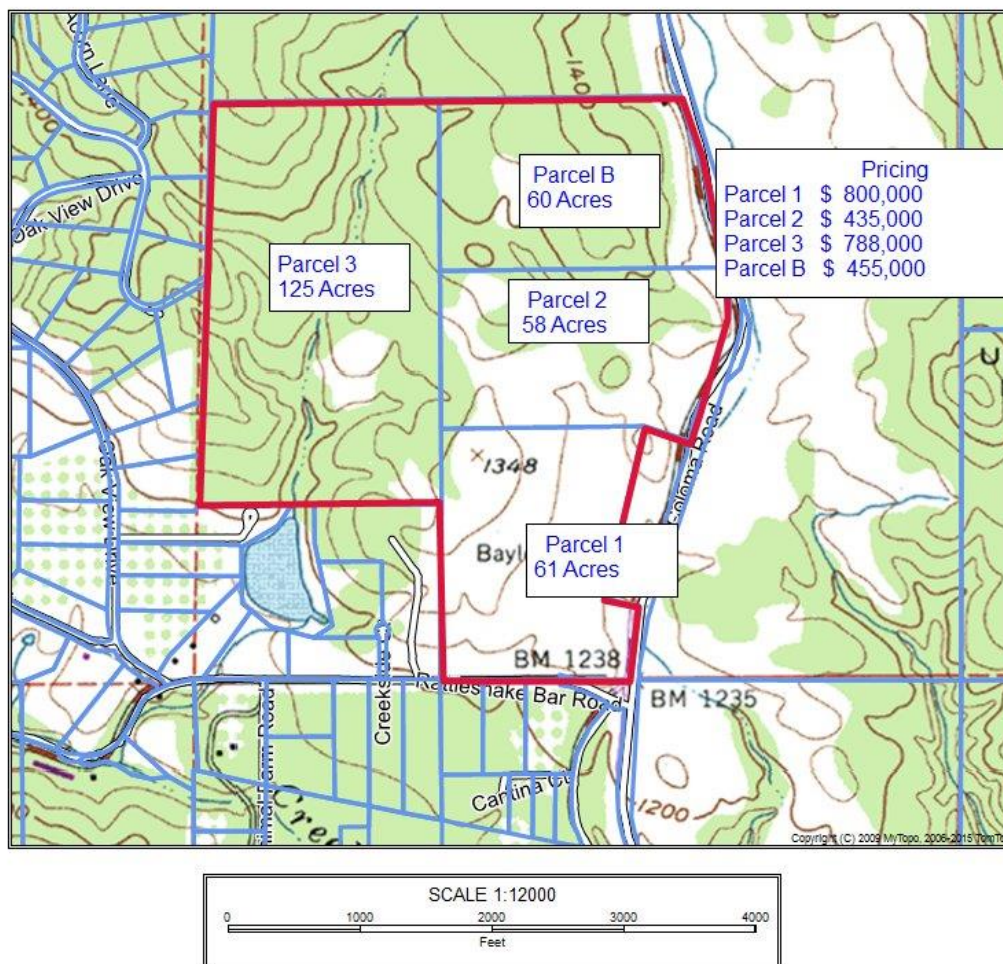


OFFERING PRICE AND ALTERNATIVES

\$435,000.

Three other parcels on the ranch...as well as the entire 304 acre ranch...are also available. Please contact the listing broker for availability and a separate brochure describing the entire ranch, its topography, aerial photos, video and complete pricing information. The price on the entire ranch is \$2,500,000 and the individual parcel pricing is shown on the next page.

INDIVIDUAL PARCEL PRICING



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